

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2019-11

PLAN COMMISSIONER DOCKET # PC-R-19-04

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA

**BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK
COUNTY, INDIANA:**

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005 and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the "R-2B" District as shown on said Warrick County Zoning District Maps, be amended as to the described real estate:

Tract 1

Part of Glendale Planned Residential Unit Development, as per plat thereof, recorded in Plat File 1, Card 334 in the Office of the Recorder of Warrick County, Indiana and being part of the West Half of the Northeast Quarter of Section 26, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Half Quarter Section; thence along the East line said Half Quarter Section, South 00 Degrees 59 Minutes 54 Seconds West 312.50 feet to the Southeast corner of Lot 6 in Peachwood of Warrick Place V, as per plat thereof, recorded in Document Number 2002R-005708 in the Office of said Recorder and being the Northeast corner of said Glendale Planned Residential Unit Development and being the Point of Beginning; thence continue along the East line of said Half Quarter Section and along the East line of said Glendale, South 00 Degrees 59 Minutes 54 Seconds West 325.00 feet to a corner of said Peachwood of Warrick Place V; thence along the boundary of said subdivision, North 89 Degrees 00 Minutes 32 Seconds West 30.00 feet to the beginning of a non-tangent curve to the right, having a central angle of 89 Degrees 59 Minutes 44 Seconds, a radius of 25.00 feet and a chord dimension of South 45 Degrees 59 Minutes 46 Seconds West 35.35 feet; thence continue along the boundary of said subdivision and along the arc of said curve 39.27 feet; thence continue along the boundary of said subdivision and the Right-of-Way of Peachwood Drive, North 89 Degrees 00 Minutes 22 Seconds West 223.33 feet to the beginning of a tangent curve to the right, having a central angle of 32 Degrees 26 Minutes 39 Seconds, a radius of 140.00 feet and a chord dimension of North 72 Degrees 47 Minutes 03 Seconds West 78.22 feet; thence

continue along the boundary of said subdivision and the Right-of-Way of Peachwood Drive and along the arc of said curve 79.28 feet to a corner of Lot 6 in said Peachwood of Warrick Place V and along the West line of said Glendale Planned Residential Unit Development; thence along the east line of said Lot 6 and the west line of said Glendale, North 01 Degree 03 Minutes 49 Seconds West 327.27 feet to a corner of said Lot 6 and the Northwest corner of said Glendale Planned Residential Unit Development; thence along a South line of said Lot 6 and the North line of said Glendale, South 89 Degrees 10 Minutes 35 Seconds East 365.21 feet to the point of beginning and containing 2.85 acres, more or less.

Tract 2

Part of Glendale Planned Residential Unit Development, as per plat thereof, recorded in Plat File 1, Card 334 and being part of the West Half of the Northeast Quarter of Section 26, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of the West Half of said Quarter Section; thence along the East line of said Half Quarter Section and the East Line, South 00 Degrees 59 Minutes 54 Seconds West 747.50 feet to a corner of said Peachwood of Warrick Place V, as per plat thereof, recorded in Document Number 2002R-005708 in the Office of said Recorder and being the Point of Beginning; thence continue along the East line of said Half Quarter Section, South 00 Degrees 59 Minutes 54 Seconds West 415.42 feet; thence North 89 Degrees 00 Minutes 06 Seconds West 18.52 feet to a corner of a tract of land conveyed to the State of Indiana in Document Number 2000R-001552 in the office of said Recorder; thence along the boundary of said tract of land conveyed to the State of Indiana, the following six (6) calls: South 26 Degrees 22 Minutes 01 Second West 115.96 feet; thence South 01 Degree 27 Minutes 24 Seconds West 100.13 feet; thence South 54 Degrees 11 Minutes 52 Seconds West 89.21 feet; thence North 34 Degrees 43 Minutes 08 Seconds West 311.68 feet; thence North 17 Degrees 42 Minutes 45 Seconds East 53.81 feet; thence North 36 Degrees 52 Minutes 04 Seconds West 50.19 feet to the west line of said Glendale Planned Residential Unit Development and the east line of Lot 5 in said Peachwood of Warrick Place V; thence along the west line of said Glendale Planned Residential Unit Development and the east line of said Lot 5, North 01 Degree 03 Minutes 49 Seconds West 368.43 feet to the northeast corner of said Lot 5 and the south Right-of-Way of Peachwood Drive and the beginning of a non-tangent curve to the left, having a central angle of 21 Degrees 18 Minutes 08 Seconds, a radius of 200.00 feet and a chord dimension of South 78 Degrees 21 Minutes 18 Seconds East 73.93 feet; thence along the Right-of-Way of Peachwood Drive and along the arc and said curve 74.36 feet; thence continue along the Right-of-Way of said Peachwood Drive, South 89 Degrees 00 Minutes 22 Seconds East 223.32 feet to the beginning of a tangent curve to the right, having a central angle of 90 Degrees 00 Minutes 16 Seconds, a radius of 25.00 feet and a chord dimension of South 44 Degrees 00 Minutes 14 Seconds East 35.36 feet; thence continue along said Right-of-Way and along the arc of said curve 39.27 feet; thence South 89 Degrees 00

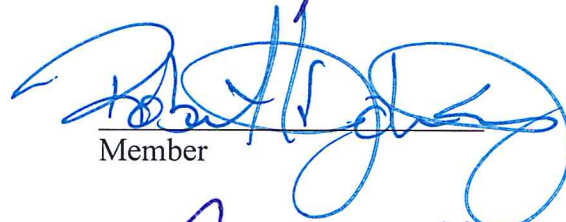
Minutes 21 Seconds East 30.00 feet to the point of beginning and containing 4.41 acres, more or less.

Which real estate is zoned and classified as part of the "R-2B" District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said "R-2B" District to said "M-2" District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3, This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick. State of Indiana.


President


Member



Member
BOARD OF COMMISSIONERS
WARRICK COUNTY INDIANA


ATTEST:

County Auditor: 

Date Approved: 5/13/19

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law,


Signature


Printed Name

This document was prepared by: Scott Buedel, Cash Waggner and Associates, PC
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